

INVESTMENT OFFERING MEMORANDUM



100% Occupied With Low Turnover
Well Below Replacement at Only \$204 PSF
7.7% Cap Multi-Tenant Office/Retail



BV Lehi Investment

525 SOUTH 850 EAST | LEHI, UT 84043

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Multi-Tenant Office

525 S. 850 E. | LEHI, UT 84043

FOR SALE

\$14,900,000 | 73,172 Total SF | 3.94 AC

Investment Highlights

Year built: 2013 - 2022

Zoning: C-H (Heavy Commercial)

Modern industrial finishes

Located right off of I-15 between two major arterial off-ramps

Close proximity to Pioneer Crossing

Less than 10 minutes from American Fork FrontRunner Station

Each tenant has its own storefront and building signage

No load factor

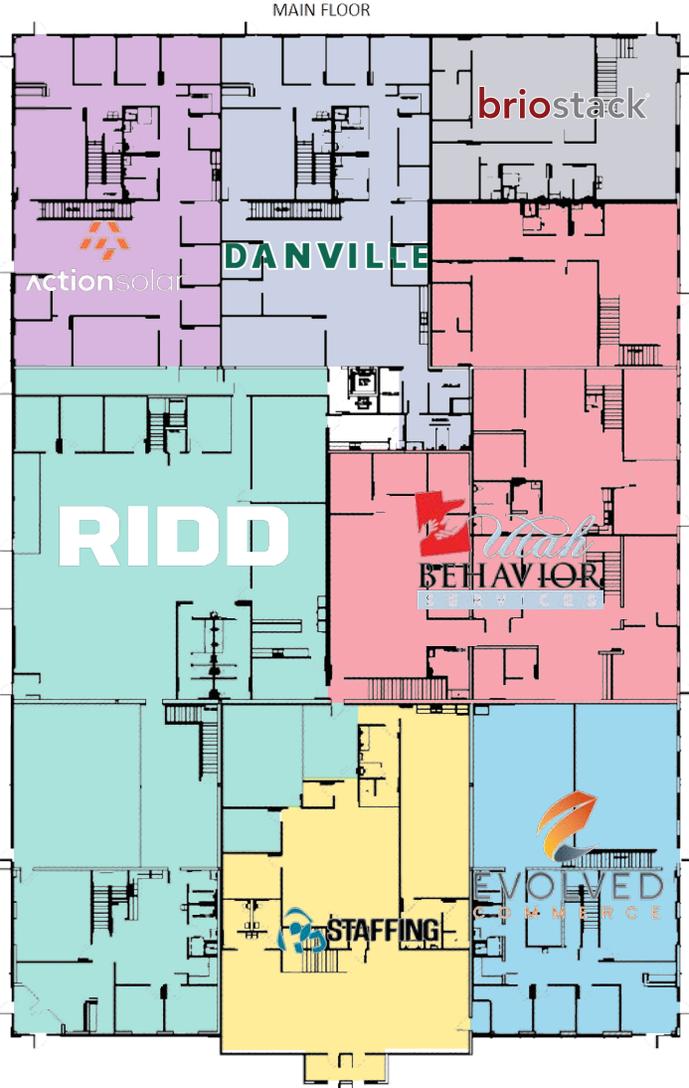
7.6796% Cap rate

Below market rates

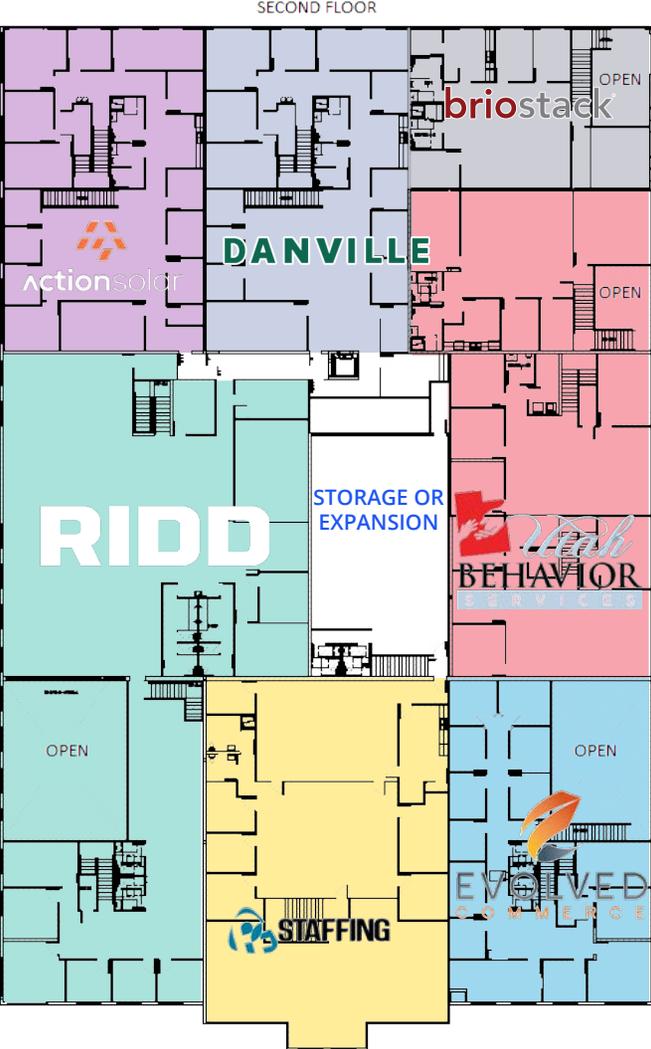


Floor Plans

FLOOR 1



FLOOR 2



Tenant Overview



BV Lehi Offices | 525 S. 850 E., Lehi, UT

RIDD

Pest Control
Suites 1 & 2

briostack

Pest Control Software
Suite 8



STAFFING

Staffing Services
Suite 3

DANVILLE

Disability Support Services
Suite 9



EVOLVED COMMERCCE

Marketing Agency
Suite 4



actionsolar

Commercial Solar
Suite 10



Mental Health
Suites 5, 6, & 7

Investment Summary

Ave Gross Lease Rate	\$18.92
Gross Monthly	\$116,157.98
Gross Annual	\$1,393,895.76
NET Monthly	\$95,355.23
NET Annual	\$1,144,262.76
CAP RATE	7.6796%
Sales Price	\$14,900,000

Expense Summary

Annual and Monthly Expenses

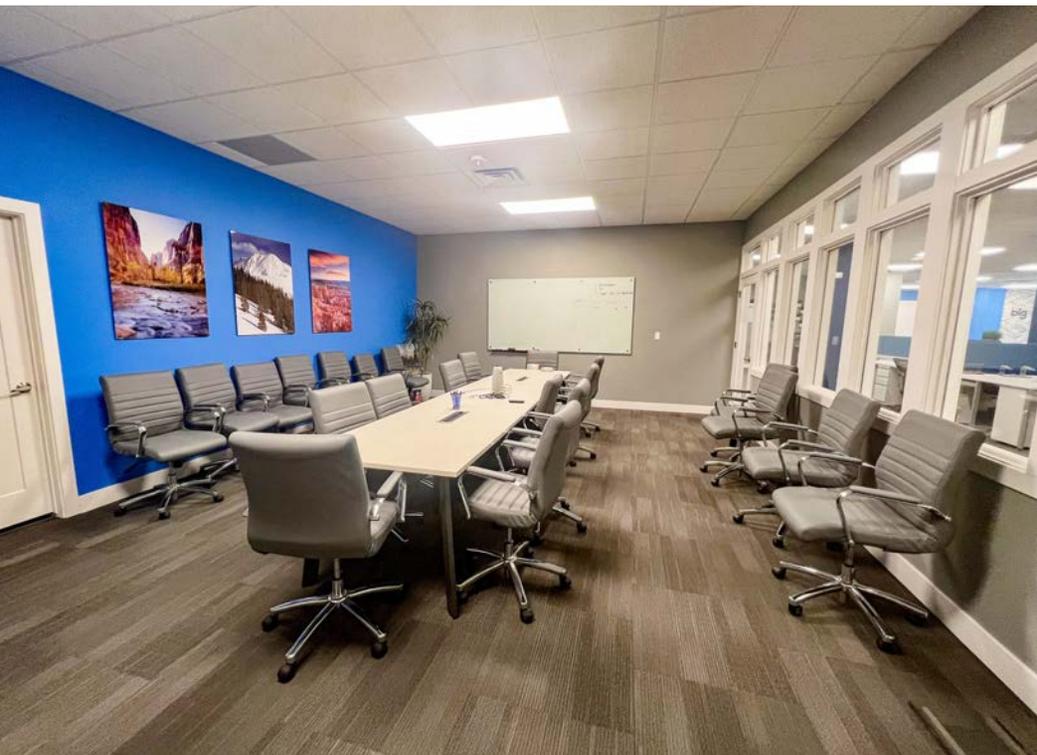
Annual	\$249,633.00
Monthly	\$20,802.75

Investment Metrics

Price/PSF	\$203.63
Average Rent/PSF	\$19.55
Occupancy	97%

Expenses

Insurance	\$20,000.00
Property Tax	\$141,433.00
Common Area Expenses/ Repairs	\$37,000.00
Utilities	\$19,200.00
Maintenance and Repairs	\$32,000.00
Total	\$249,633.00



Rent Roll

Suite	Tenant	SF	Gross Monthly Rent	Annual Rent	Lease Expiration	Rate Change	Lease Expiration	Next Rate Increase
1	Ridd Pest Control	11,444	\$18,717.28	\$224,607.36	12/31/2028	1/1/2026	12/31/2028	1/1/2027
2	Ridd Pest Control	8,000	\$13,084.43	\$157,013.16	12/31/2028	1/1/2026	12/31/2028	1/1/2027
3	PF Staffing	10,850	\$13,435.41	\$161,224.92	9/30/2028	10/1/2025	9/30/2028	10/1/2026
4	Evolved Commerce	7,000	\$12,196.25	\$146,355.00	12/31/2025	1/1/2026	12/31/2028	1/1/2027
5	Utah Behavior Services, Inc.	6,100	\$9,338.08	\$112,057.00	1/31/2028	2/1/2026	1/31/2028	2/1/2027
6	Utah Behavior Services, Inc.	4,000	\$6,123.33	\$73,480.00	1/31/2028	2/1/2026	1/31/2028	2/1/2027
7	Utah Behavior Services, Inc.	4,800	\$7,348.00	\$88,176.00	1/31/2028	2/1/2026	1/31/2028	2/1/2027
8	Briostack	4,294	\$7,624.78	\$91,497.36	12/31/2026	1/1/2026	12/31/2026	
9	Danville	8,684	\$14,813.45	\$177,761.40	8/31/2029	12/1/2025	8/31/2029	12/1/2026
10	Action Solar	8,000	13,476.97	\$161,723.64	12/31/2027	1/1/2026	12/31/2027	1/1/2027
11	Storage or Expansion	2,000	\$-	\$-	NA	\$-	\$-	
Totals		73,172	\$116,157.99	\$ 1,393,895.84				

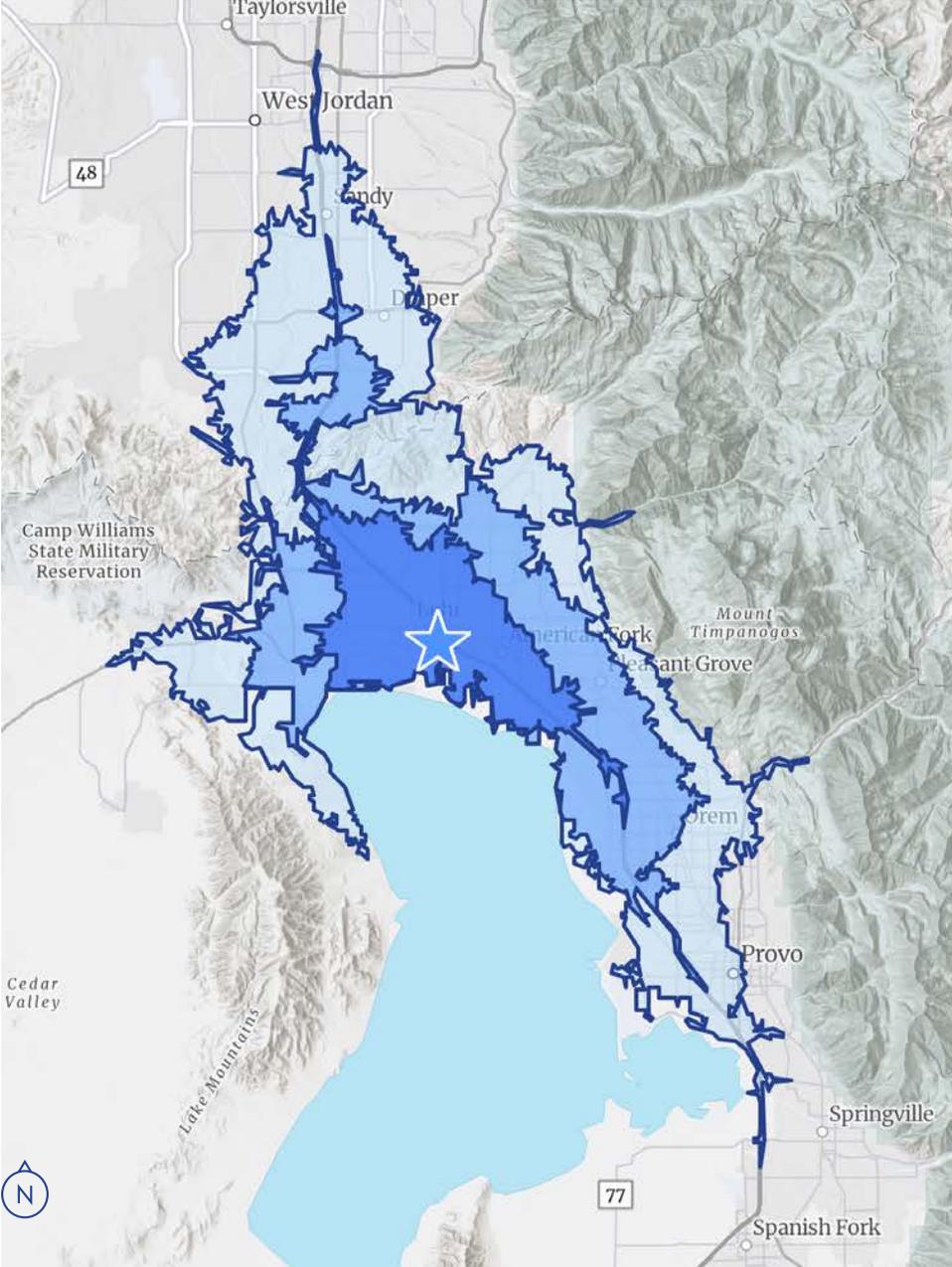
Building Photos



Area Overview & Accessibility



Drive Time Map



Destination	Driving Times
Utah Valley University	15 Min
Provo	19 Min
Provo Municipal Airport	22 Min
Brigham Young University	25 Min
Eagle Mountain	30 Min
Downtown Salt Lake City	35 Min
Salt Lake City International Airport	35 Min
Park City	60 Min

LEHI, UTAH



The city of Lehi is the northernmost city in Utah County and is approximately 16 miles north of Provo. Originally an agricultural community, Lehi is quickly becoming a premier technology and commercial center. Since 2000, Lehi has been the epicenter of “Silicon Slopes” which includes several landmark companies calling Lehi home including Adobe, Vivant Solar, Ancestry, MX, and Qualtrics. It is also home to a wide range of retail stores, restaurants, and Thanksgiving Point, a unique destination offering museums, a botanical garden, shopping, dining, and entertainment throughout the year.

Located at the mouth of American Fork Canyon, the area also offers easy access to countless outdoor activities including hiking, biking, boating, hunting and fishing. Lehi is also within hours of many excellent ski areas, some that will host the 2034 Winter Olympics, making it an outdoor enthusiast’s dream.



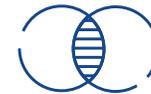
Population

78,451



2029 Projected Population

84,332



Median Age

29.6



Associate Degree+

56.2%



Median Household Income

\$121,456



Average Household Income

\$145,663

UTAH COUNTY

2nd most populous county in the state

Youngest population in the nation with a median age of **27.8**

9.7% projected population growth from 2025-2029

Projected population of **1.3 million by 2060**

Home of Utah Valley University, **the largest school by enrollment**

Home of Provo Municipal Airport, **Utah's 2nd busiest airport**, offering commercial flights to over 200 destinations, including **13 direct flights**



Population

752,570



Median Household Income

\$105,932



Median Home Value

\$616,998



Associate + Degree

57.2%



Unemployment Rate

3.6%

STATE OF UTAH



Current population of **3.4+ million people**

Projected population of **3.7+ million people by 2030**

Fastest-growing state in the nation, **23.88% total growth**, or 1.5% annualized growth, 2010-2023

Youngest state in the nation with a median age of 32.5

#2 Best state economy - WalletHub, 2025

#1 Best state for the third consecutive year - U.S. News & World Report, 2025

#1 Best economic outlook for the 18th year in a row - Rich States Poor States, 2025

#3 Best state to start a business - WalletHub, 2025

#3 Top state for business and trade - Schweitzer Engineering Laboratories (SEL), 2025

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